

**Special Meeting
City of Kerrville Planning & Zoning Commission
Wednesday, February 22, 2006, 4:00 p.m.**

City Hall City Council Chambers, 800 Junction Highway, Kerrville, TX

The meeting place has wheelchair accessibility and available accessible parking spaces.
Please call the City of Kerrville Planning Division at (830) 792-8354 forty-eight hours (48)
before the meeting to request accommodations.

1. 4:00 p.m. Call to Order

Chairperson calls the meeting to order; roll call.

2. Action Item

- 2A. **Final Plat: Comanche Trace, Phase 9** – Seventy (70) proposed lots for single-family residential development on 50.0± acres, located on the south side of a proposed extension of Comanche Trace Drive, 2.2± miles south of Bandera Highway (SH 173). Zoned: R-1. Applicant: Mike Grogan c/o Comanche Trace Ranch and Golf Club, LLLC. (File #2005-30).

- 3. Adjourn** - The next regularly scheduled meeting is Thursday, March 2, 2006.

**BUSINESS OF THE PLANNING AND ZONING COMMISSION
CITY OF KERRVILLE, TEXAS**

AGENDA ITEM: 2A **FOR AGENDA OF:** February 22, 2006

DESCRIPTION: **Final Plat: Comanche Trace, Phase 9** – Seventy (70) proposed single-family residential lots and a private park on 50.0± acres located along a proposed extension of Comanche Trace Drive, 2.0± miles south of Bandera Highway (SH 173). Zoned: R-1. (File #2005-11).

APPLICANT(S): Mike Grogan c/o Comanche Trace Ranch and Golf Club, LLLC.

ATTACHMENT(S): Locator Map, Final Plat

History

- June 2005 – Pursuant to the development agreement between the City and Comanche Trace Ranch and Golf Club, staff begins the annexation proceedings for the subject tract upon submittal of the preliminary plat application.
- July 12, 2005 – City Council holds its first required public hearing on the proposed annexation.
- July 21, 2005 – The Commission holds the required public hearing on the proposed annexation and recommends a zoning designation of R-1 (single-family residential) to the City Council.
- July 26, 2005 – City Council holds its second required public hearing on the proposed annexation.
- August 23, 2005 – City Council approves an ordinance on first reading annexation and zoning the subject tract.
- September 13, 2005 – City Council is scheduled to consider second and final reading of the ordinance to annex and zone subject tract.
- September 15, 2005 – Commission approves preliminary plat.

Summary

The final plat is consistent with the previously approved preliminary plat and meets the requirements of the subdivision ordinance. In lieu of construction and acceptance by the City of the required public improvements, the applicant has submitted a letter of credit in the amount of \$1,312,174.00 to ensure completion of said public improvements. The final plat is recommended for approval as submitted.

RECOMMENDED ACTION

The City Planner and City Engineer recommend approval of the final plat as submitted.

